

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, June 28, 2012, @ 6:30 P.M.**
 Monday, July 2, 2012, @ 6:30 P.M.
 Thursday, July 12, 2012, @ 6:30 P.M.
 Monday, July 23, 2012, @ 6:30 P.M.
 Jerrily R. Kress Memorial Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 11-03A (Hoffman-Struever Waterfront, LLC – Second-Stage PUD @ Southwest Waterfront, Squares 390, 391, 473, and adjacent riparian areas)

THIS CASE IS OF INTEREST TO ANC 6D

On February 7, 2012, the Office of Zoning received an application from Hoffman-Struever Waterfront, LLC, on behalf of the District of Columbia through the Deputy Mayor for Planning and Economic Development, the owner of the property, and the Vestry of St. Augustine's Church, the owner of Lots 83 and 814 in Square 473 (collectively, the "Applicant"). The Applicant is requesting the review and approval of a second-stage planned unit development ("PUD") for the Southwest Waterfront for the portions of the approved first-stage PUD known as Parcels 2, 3, 4, and 11, and related open spaces and public areas. The Office of Planning provided its report on April 2, 2012, and the case was set down for hearing on April 9, 2012. The Applicant provided its prehearing statement on April 11, 2012.

The property that is the subject of this application consists of portions of Squares 390, 391, and 473; certain closed streets, including portions of Water Street, S.W., 7th, and 9th Streets, S.W.; and certain riparian rights along the Southwest Waterfront. This stage-two PUD application encompasses approximately 214,166 square feet (4.9 acres) of land area devoted to building parcels. The PUD also includes public spaces, parks, and recreational facilities known as the Wharf, Transit Pier, the District Pier, the Capital Yacht Club, and Waterfront Park, and related facility buildings and kiosks. The property is located in the C-3-C, W-1, or R-5-B Zone Districts.

The Applicant proposes to redevelop the Southwest Waterfront into a new urban waterfront with maritime, commercial, cultural, residential and neighborhood-serving uses. The proposed stage-two "vertical" improvements will include two mixed-income apartment houses built above a multi-purpose entertainment and cultural venue on Parcel 2 with ground and upper floor retail; a co-generation power facility on Parcel 2 to service the PUD site from 7th Street to the Fish Market; an office building with ground floor retail on north portion of Parcel 3, known as Parcel 3A; a hotel with ground floor retail on Parcel 3B; a mixed-income multi-family residential

building and a market-rate multi-family residential building with ground floor and upper floor retail/service uses on Parcel 4; a church and multi-family residential building on Parcel 11; the Capital Yacht Club on the Wharf just below Parcels 3 and 4; the District Pier Pavilion on the landside of the District Pier; the Dock Masters Building on the waterside of the District Pier; the Transit Pier Pavilion on the Transit Pier, flexible retail kiosks on the Wharf, and the Waterfront Park Pavilion in the Waterfront Park. The stage-two development will include approximately 1,552,253 square feet of gross floor area, or approximately 49T of the projected 3,165,000 million square feet of gross floor area approved in the entire PUD. Approximately 777,173 square feet of gross floor area will be devoted to residential uses, with approximately 97,000 square feet of gross floor area set aside for low and moderate housing and 69,000 square feet of gross floor area set aside for workforce housing in this stage-two PUD application.

Because of the breadth and scope of this second-stage PUD application, the Commission determined to hold the hearing on multiple evenings, with each particular building parcel and its related open space to be discussed on separate dates, as follows:

<u>Hearing Date</u>	<u>Topic</u>
June 28, 2012 @ 6:30 p.m.	Parcel 2, the Combined Heating & Power Plant, Parcel 1 temporary uses, and the Transit Pier
July 2, 2012 @ 6:30 p.m.	Parcel 3A, Parcel 3B, District Pier and Pier & Avenue Mews
July 12, 2012 @ 6:30 p.m.	Parcel 4A, Parcel 4B, Capital Yacht Club, Yacht Club Plaza, Piazza Mews, Jazz Alley, and 7th Street Park
July 23, 2012 @ 6:30 p.m.	Parcel 11A, Parcel 11B, and Waterfront Park

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the specific date set for each segment the hearing, a Form 140 – Party Status Application.** This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. The deadlines for filing a request for party status are as follows:

<u>Hearing Date</u>	<u>Topic</u>	<u>Party Status Deadline</u>
June 28, 2012 @ 6:30 p.m.	Parcel 2, the Combined Heating & Power Plant, Parcel 1 temporary uses, and the Transit Pier	June 14, 2012
July 2, 2012 @ 6:30 p.m.	Parcel 3A, Parcel 3B, District Pier and Pier & Avenue Mews	June 18, 2012
July 12, 2012 @ 6:30 p.m.	Parcel 4A, Parcel 4B, Capital Yacht Club, Yacht Club Plaza, Piazza Mews, Jazz Alley, and 7th Street Park	June 28, 2012
July 23, 2012 @ 6:30 p.m.	Parcel 11A, Parcel 11B, and Waterfront Park	July 9, 2012

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

For each segment of the hearing conducted on the dates listed above, the following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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| 1. Applicant and parties in support | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311. ANTHONY J. HOOD, KONRAD W. SCHLATER, MARCIE I. COHEN, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION